

Blount County

Planning and Development Services

1221 McArthur Road


Maryville, TN 37804

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MEMORANDUM

TO: Blount County Planning Commission

FROM: Thomas A. Lloyd, AICP 

DATE: January 16, 2019

SUBJECT: Site plan review for expansion at Maryville Christian School; 2525 Morganton Road

Attachments

- (1) Location/Zoning Map
- (2) Overall Site Plan
- (3) Site Plan
- (4) Site plan detail of new building/elevations
- (5) Photometric Lighting Plan

Applicant

Maryville Christian School
Architect – Johnson Architecture
Engineer – Sterling Engineering

Land Use and Zoning

The subject property is zoned Suburbanizing (S). The existing land use is developed with a private pre- through 12th school and associated accessory facilities.

Background

The applicant is proposing an expansion of the existing school by adding an additional ~8,200 SF classroom building. The school was in operation prior to the adoption of zoning in Blount County and is therefore subject to the provisions regarding expansion of an existing commercial establishment. Construction of the last expansion to the school was approved by the Planning Commission in 2008.

Conformance with Applicable Zoning Regulations

Section 6.1. Application of Tennessee Code Annotated Section 13-7-208. In conformity with Tennessee Code Annotated Section 13-7-208(b)-(e) inclusive, any industrial, commercial, or other business establishment in operation and permitted to

operate immediately preceding the effective date of this Resolution or any amendment to this Resolution which has the effect of creating a non-conforming use shall (1) be allowed to expand operations and construct additional facilities which involve an actual continuance and expansion of the activities of the industry or business which were permitted and being conducted prior to such effective date and (2) shall be allowed to destroy present facilities and reconstruct new facilities necessary to the conduct of such industry or business; provided that the following shall apply:

- A. There is a reasonable amount of space for such expansion or reconstruction on the property owned by such industry or business prior to effective date of this Resolution, so as to avoid nuisances to adjoining land owners;
- B. The Blount County Planning Commission shall determine whether there is a reasonable amount of space for any such expansion or reconstruction by application of dimensional regulations of this Resolution such as lot area, density, setback, and any other requirements affecting area required for site design generally applied for the applicable zone and use. Such determination shall be based upon consideration of a site plan submitted under Section 7.2 of this Resolution by the person or entity seeking to expand or reconstruct such facilities, and approval of such site plan by the Planning Commission pursuant to Section 10.4 of this Resolution shall constitute approval of a building permit for such site plan;
- C. No destruction and rebuilding shall occur which shall act to change the use classification of the land on which such industry or business is located.

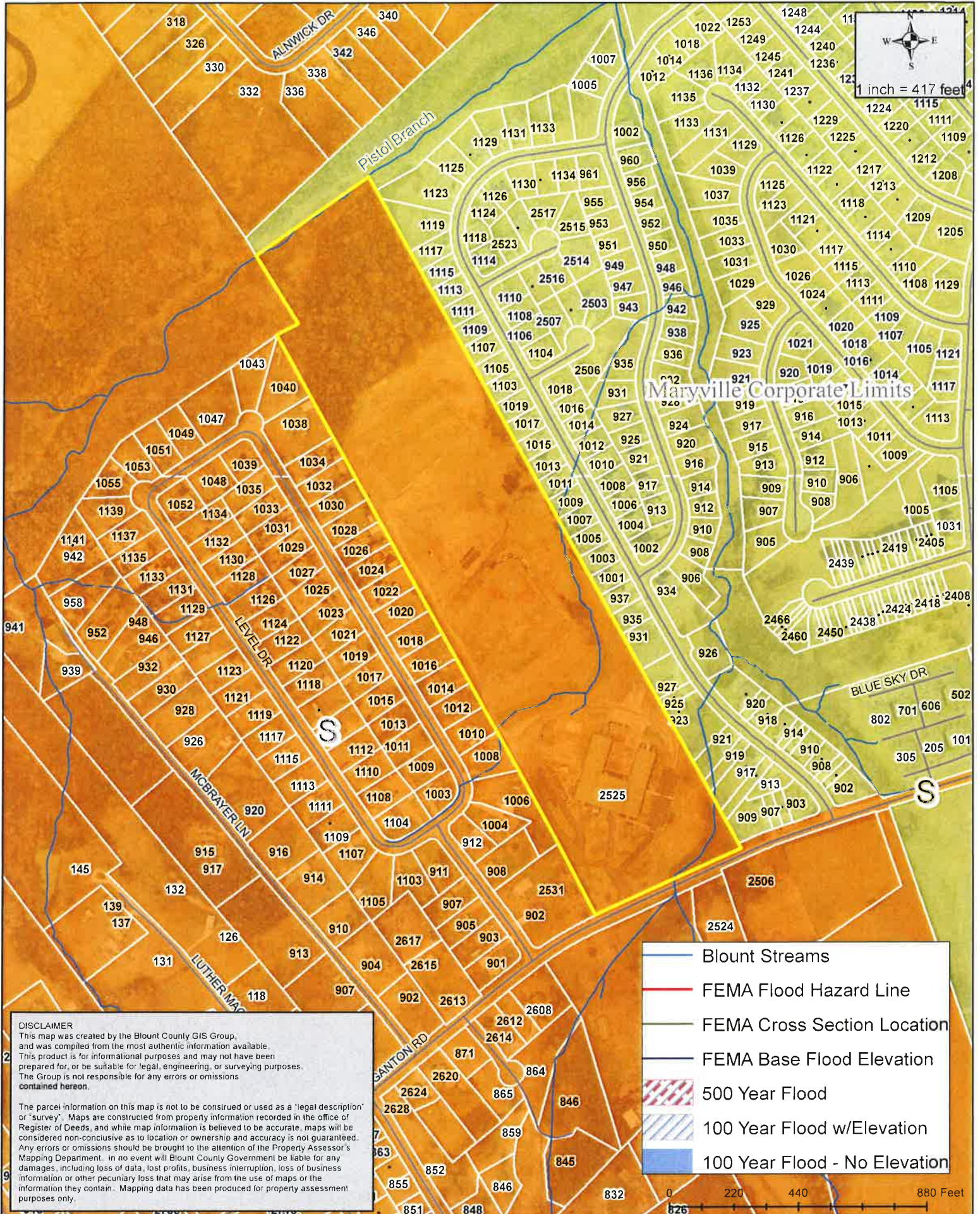
Discussion: Given the size of the school's property and that the proposed expansion is tucked into the existing courtyard area of the campus, there is a reasonable amount of space on the tract to accommodate it. Further, the site plan shows that the expansion will meet all applicable setback standards of the district. The attached elevations demonstrate compliance with the County's design standards and the photometric plan illustrates that new lighting will be installed in accordance with applicable regulations.

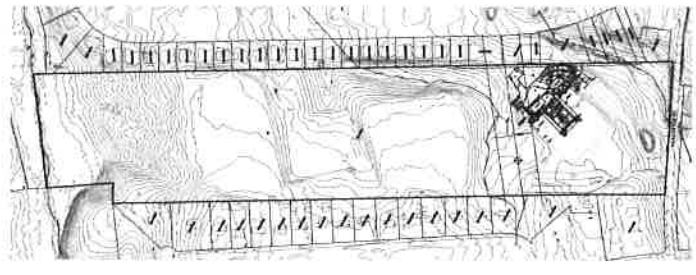
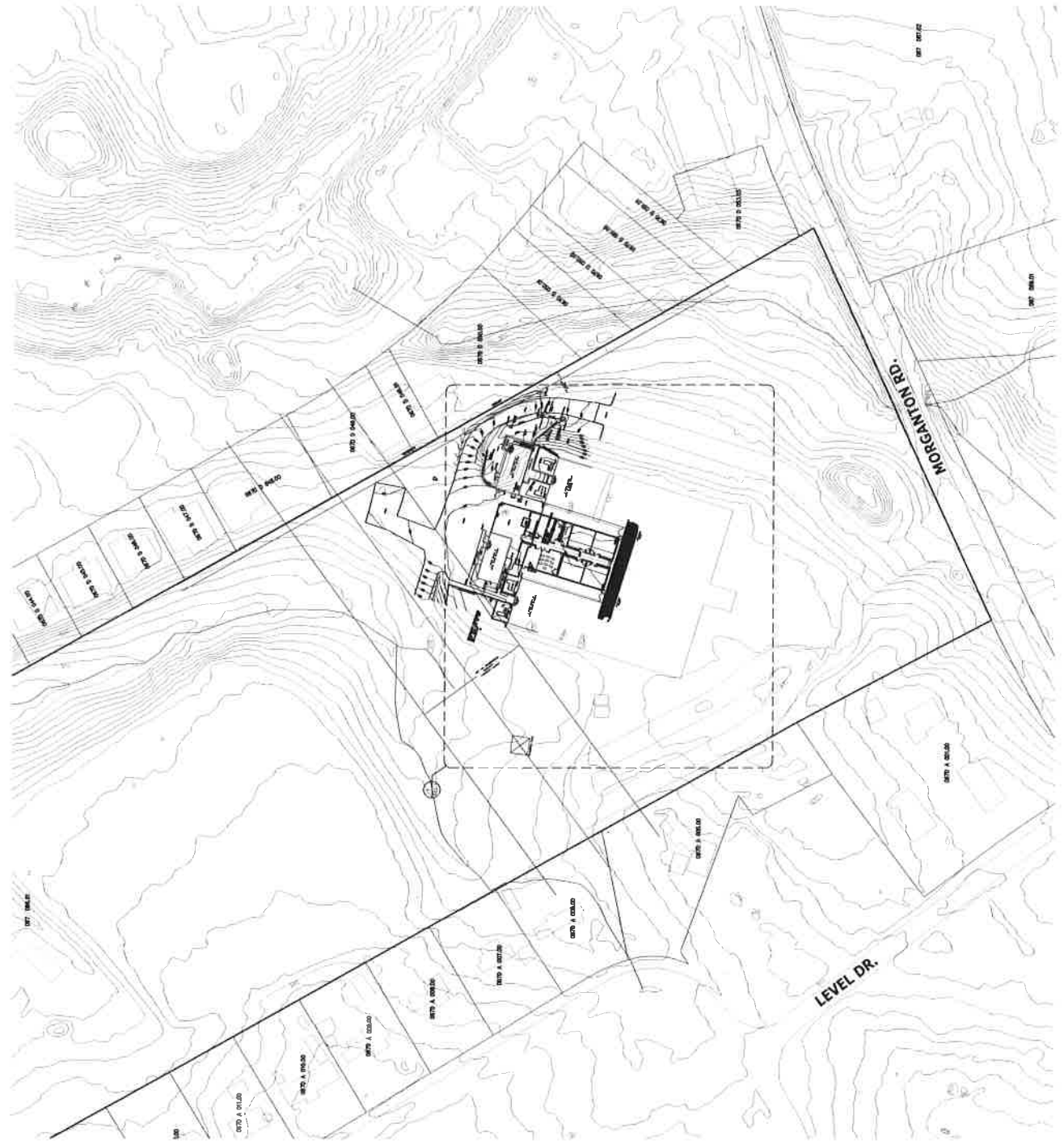
No additional parking is proposed as part of this addition. On site traffic and affected parking areas will be relocated to the other side of the campus during construction.

Both Environmental Health and Stormwater have reviewed the project. Stormwater has no specific concerns about the project. Since there is less than an acre of disturbed area, no County grading permit will be required. The site is served by City of Maryville sanitary sewer and water.

Recommendation: Staff recommends approval of the site plan, subject to issuance of all applicable permits.

Maryville Christian School





OVERALL SITE PLAN
 SCALE: 1" = 40' 0"



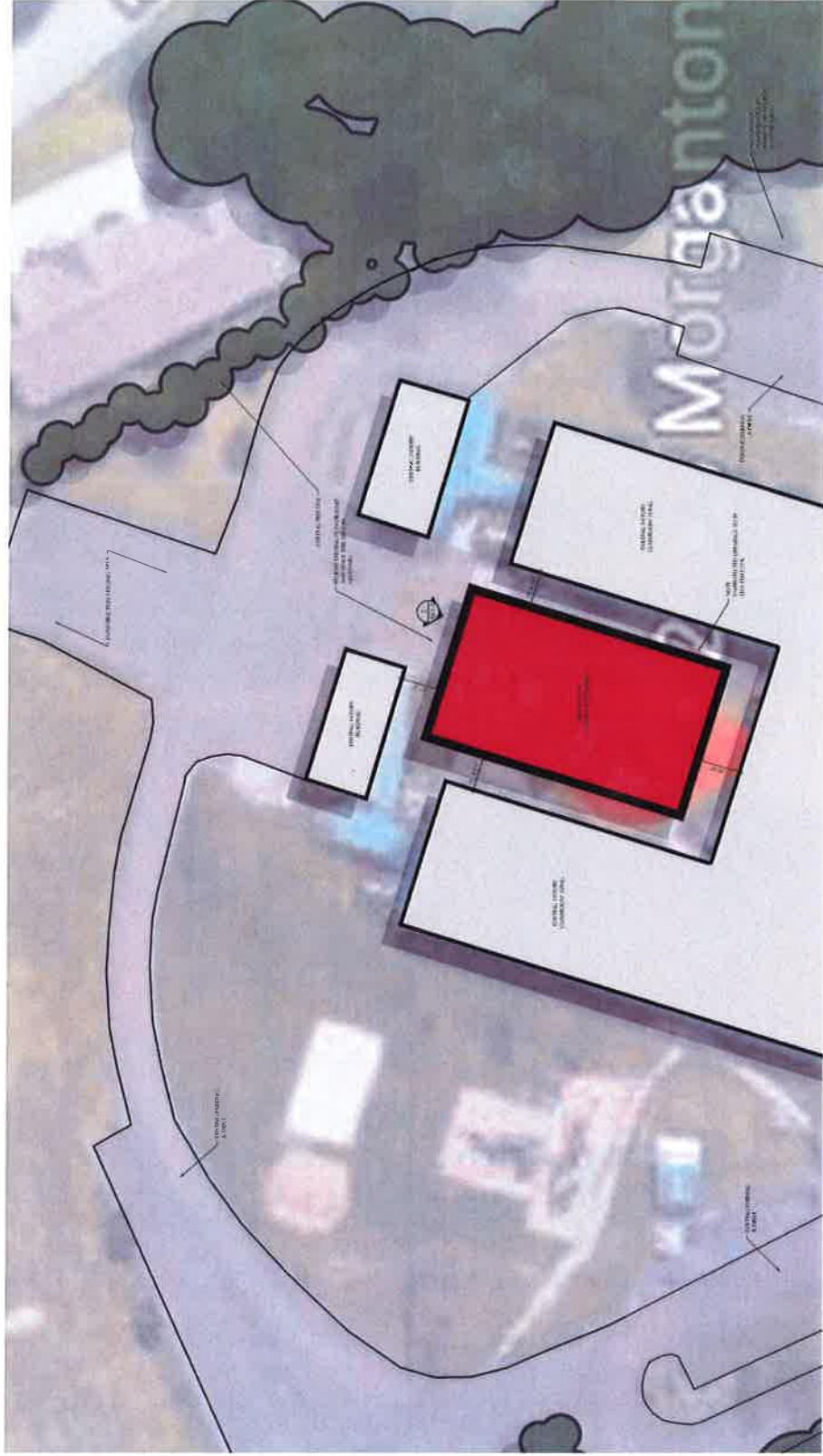
AS1.1

DATE: December 1, 2019
FILE NAME:
PROJECT NO:

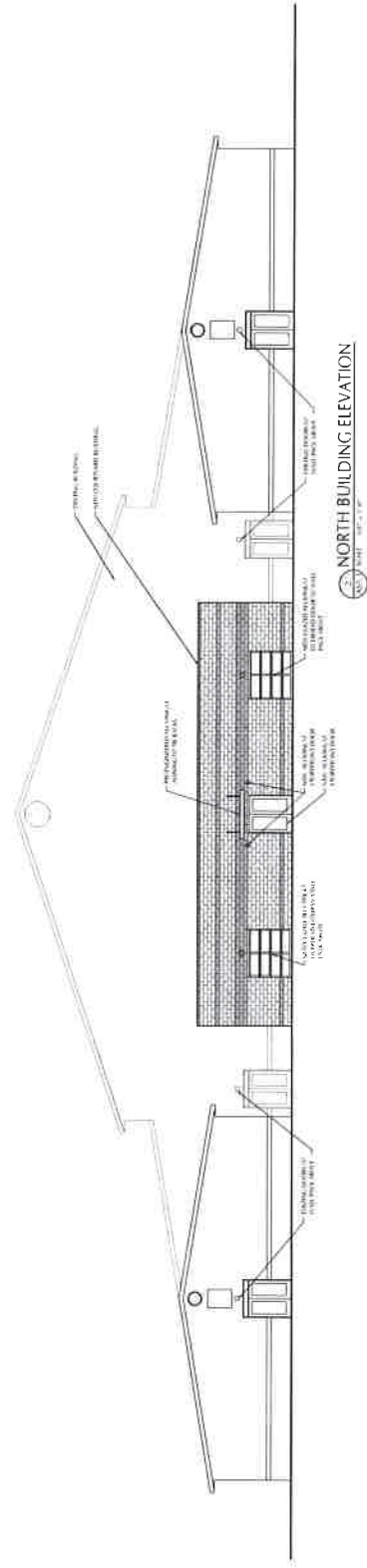
ARCHITECTURAL SITE PLAN

Maryville, Tennessee

A New Classroom Building for
MARYVILLE CHRISTIAN SCHOOL
2525 Morganton Road
Maryville, Tennessee



ARCHITECTURAL SITE PLAN
SCALE: 1" = 20' 0"



NORTH BUILDING ELEVATION
SCALE: 1" = 10' 0"



Johnson
Architecture
1000 N. Main St.
P.O. Box 1000
Maryville, TN 37803
423.638.1111



A New Classroom Building for
MARYVILLE CHRISTIAN SCHOOL
2525 Morgantown Road
Maryville, Tennessee

SITE PLAN - ELECTRICAL

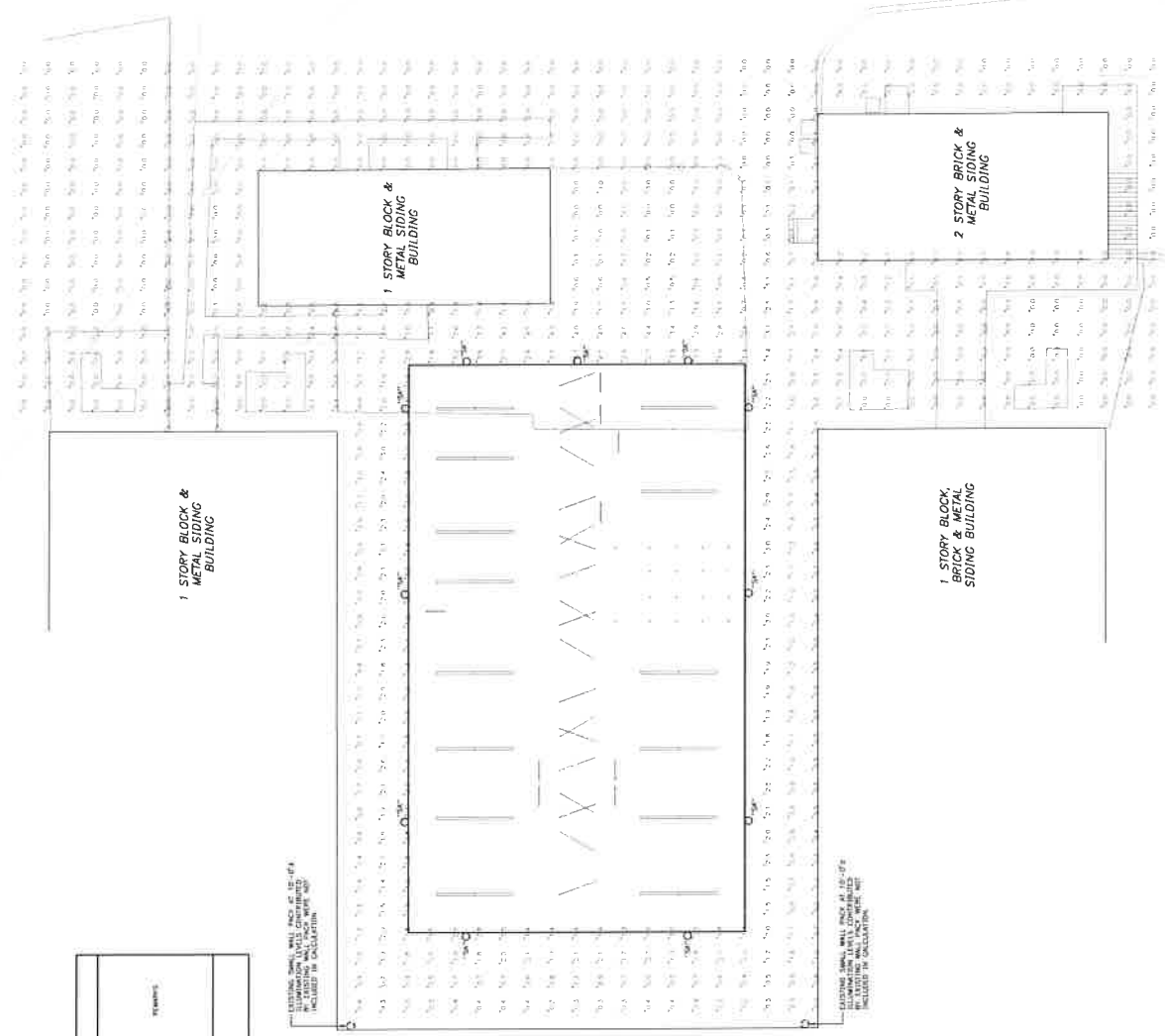
REVISIONS

DATE: January 2, 2018
PROJECT NO:

SE1.2



SITE PLAN - ILLUMINATION



SITE LIGHTING FIXTURE SCHEDULE					
ILLUMINATION	FLOOR FINISH	FLOOR TYPE	FLOOR AREA	FLOOR TYPE	FLOOR AREA
1	Concrete	Asphalt	1000	1000	1000
2	Concrete	Asphalt	1000	1000	1000
3	Concrete	Asphalt	1000	1000	1000
4	Concrete	Asphalt	1000	1000	1000
5	Concrete	Asphalt	1000	1000	1000
6	Concrete	Asphalt	1000	1000	1000
7	Concrete	Asphalt	1000	1000	1000
8	Concrete	Asphalt	1000	1000	1000
9	Concrete	Asphalt	1000	1000	1000
10	Concrete	Asphalt	1000	1000	1000

Technical specifications and notes for the lighting fixtures, including manufacturer details, product descriptions, and installation instructions.